

WARRANTY DEED

Form WD-1
Revised 05/2019

Project: 1401281; Yeager Road
Parcel: 4
Page: 1 of 2

THIS INDENTURE WITNESSETH, That Arturo Ramirez-Pena and Cindy Ramirez, husband and wife, the Grantors, of Tippecanoe County, State of Indiana, Convey and Warrant to the **Board of Commissioners of Tippecanoe County, Indiana**, the Grantee, for and in consideration of the sum of Four Thousand Eight Hundred Sixty and No/100 Dollars (\$4,860.00) (of which said sum \$4,860.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Tippecanoe, State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantors hereby specifically acknowledge and agree that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor, or any successors in title to the abutting lands of the Grantors, notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantors and all successors and assigns.

The grantors assume and agree to pay the 2021 payable 2022 real estate taxes and assessments on the above described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the County in the event of any non-payment.

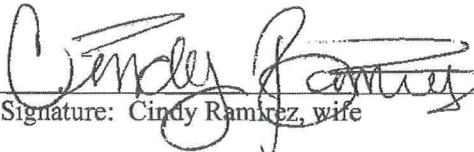
Interests in land acquired by
The Board of Commissioners of Tippecanoe County
Grantee mailing address:
20 N. 3rd Street, 1st Floor
Lafayette, Indiana 47901
I.C. 8-23-7-31

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IN WITNESS WHEREOF, the said Grantors have executed this instrument this 12th day of May, 2022


Signature: Arturo Ramirez-Pena, husband


Signature: Cindy Ramirez, wife

STATE OF: Indiana
COUNTY OF Marion

SS:

Before me, a Notary Public in and for said State and County, personally appeared Arturo Ramirez-Pena and Cindy Ramirez, husband and wife, the Grantors in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be their voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 12th day of May, 2022.

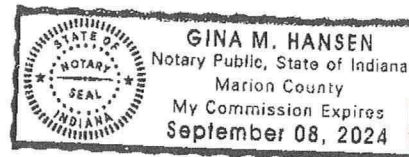
Signature Gina M. Hansen

Printed Name Gina M. Hansen

My Commission Number 687911

My Commission expires 9/8/2024

I am a resident of MARION County.



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Douglas J. Masson, Attorney at Law

This instrument was prepared by Douglas J. Masson, Attorney at Law, Attorney #19474-53, HOFFMAN, LUHMAN & MASSON, PC, 200 Ferry Street, Suite C, Lafayette, IN 47902

Exhibit "A"

Sheet 1 of 1

Project: 1401281

Parcel: 4 Fee

Tax Id. No. 79-02-36-200-008.000-023

A part of the Southwest Quarter of the Northeast Quarter of Section 36, Township 24 North, Range 5 West in Tippecanoe County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked Exhibit "B", described as follows: Commencing at the Northwest Corner of said Northeast Quarter Section designated as point "221" on said Parcel Plat; thence South 00 degrees 24 minutes 05 seconds East a distance of 1,323.49 feet, along the West Line of said Quarter Section, to the Northwest Corner of the Southwest Quarter of said Northeast Quarter also being the North line of the grantor's land; thence along said grantor's North Line, South 89 degrees 43 minutes 42 seconds East a distance of 551.74 feet, to the point of beginning of this description; thence continuing along said grantor's North Line, South 89 degrees 43 minutes 42 seconds East a distance of 91.95 feet to the West Boundary of County Road 140 West as described in Commissioner's Record Book A-1, pages 397-397 and Book A-2, page 411; thence along said Boundary, South 00 degrees 25 minutes 37 seconds East a distance of 153.17 feet to the point designated "653" on said Parcel Plat; thence North 31 degrees 13 minutes 04 seconds West a distance of 179.61 feet; to the point of beginning and containing 0.162 acres.

All bearings in this description which are not quoted from previous instruments are based on the bearing system of the Location Control Route Survey recorded as Instrument Number 202121019828 in the Office of the Recorder of Tippecanoe County, Indiana.

This description was prepared for the Tippecanoe County by Trent E. Newport, Indiana Registered Land Surveyor, License Number 29600021, on the 25th day of August, 2021.




Trent E. Newport
Indiana Land Surveyor
No. LS 29600021

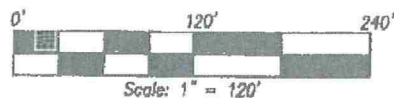
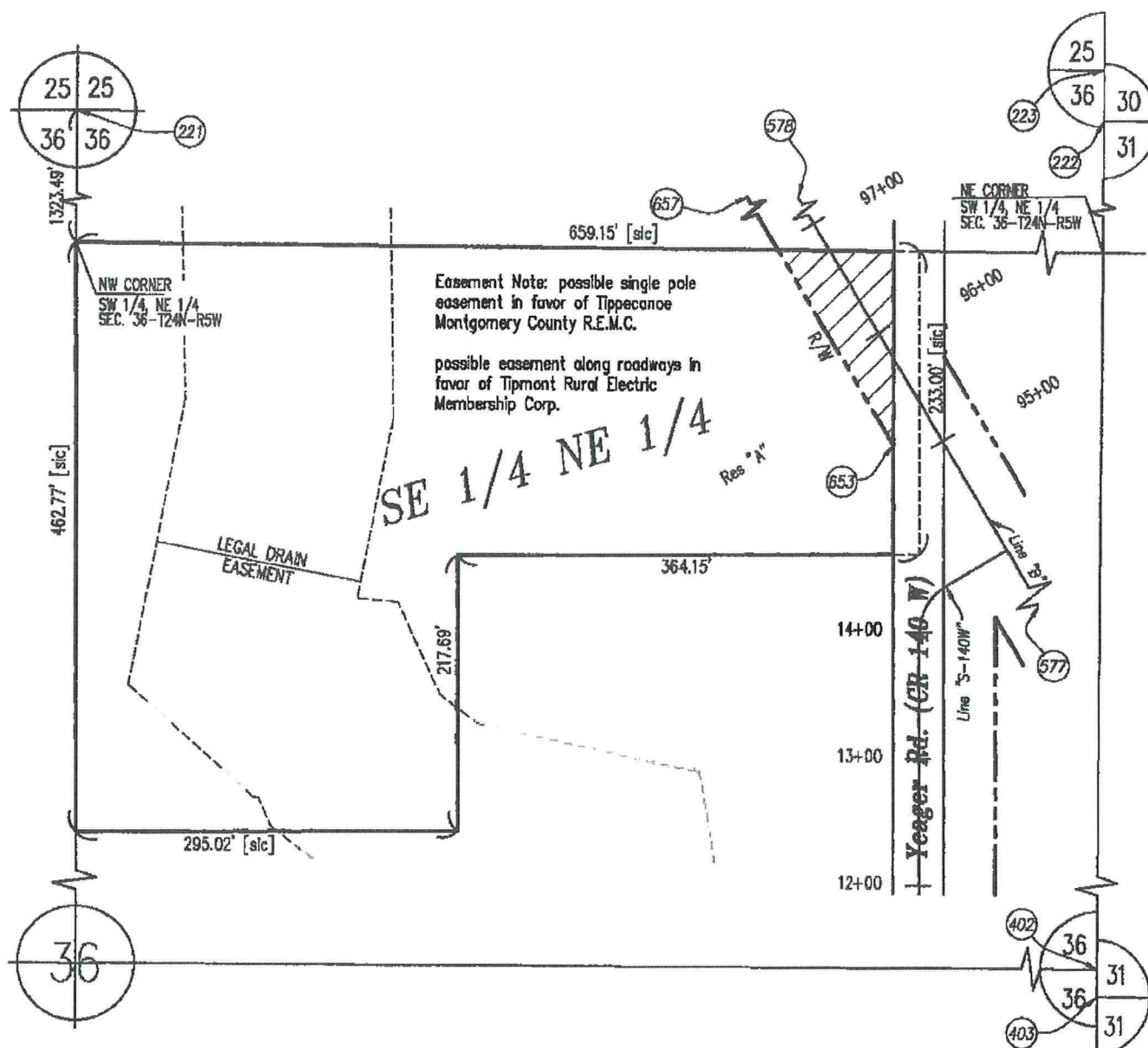


Exhibit "B"

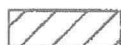
Right-of-Way Parcel Plat

Prepared for Tippecanoe County, Indiana
By CrossRoad Engineers, P.C.



Parcel: 4
Code:
Project: 1401281
Road: Yeager Road
County: Tippecanoe
Section: 36
Township: 24N
Range: 5W

Owner: Ramirez-Pena Arturo et. ux.



Hatched Area is the
Approximate Taking

Note: Centerline Stationing is English

Drawn By: J. Whiteside
Checked By: T. Newport
DES. No. 1401281

Date: 08/07/2021
Date: 08/12/2021

Inst. 202121002915
Comm'r Rec. Bk.(A-1, pgs. 396-97)
Comm'r Rec. Bk.(A-2, pg.411)

Date: 02/08/2021
Date: 05/07/1912
Date: 11/03/1913

Dimensions Shown Are From The Above Listed Record Documents

The above Warranty Deed – (Yeager Road – Parcel 4 – Arturo Ramirez-Pena and Cindy Ramirez)
approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe in the
State of Indiana, on this ____ day of _____, 2022.

David S. Byers, President

Tracy A. Brown, Vice President

Thomas P. Murtaugh, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: _____
Robert A. Plantenga, Auditor